

Leesville

AT US 70

IDEALLY LOCATED +/- 32.90 ACRE
MULTIFAMILY DEVELOPMENT OPPORTUNITY
IN THE HEART OF DURHAM, NC

DURHAM, NORTH CAROLINA



DOWNTOWN RALEIGH
25 MIN DRIVE

RALEIGH DURHAM
INTERNATIONAL AIRPORT

THE RESEARCH TRIANGLE PARK
7,000 ACRES | 385 COMPANIES

BRIER CREEK COMMONS

BRIER CREEK
COUNTRY CLUB

SUBJECT PROPERTY



US 70

PAGE RD

LEESVILLE RD



Leesville

AT US 70

IDEALLY LOCATED +/- 32.90 ACRE MULTIFAMILY DEVELOPMENT OPPORTUNITY IN THE HEART OF DURHAM, NC

DURHAM, NORTH CAROLINA

Jones Lang LaSalle, a North Carolina licensed real estate broker, has been retained as the exclusive sales representative for Leesville at US 70, a strategically positioned residential development opportunity in Durham, NC. Located with frontage along US 70 East (45,000 VPD), the property provides connectivity within 12 minutes of Downtown Durham, Research Triangle Park (55,000+ jobs), and Raleigh-Durham International Airport.

The site offers near immediate access to retail and dining at nearby Brier Creek and direct connectivity to Research Triangle Park, the nation's premier research and life sciences hub. This prime location combines superior accessibility with a desirable suburban setting, positioning developers to capitalize on the Triangle's robust growth while leveraging connectivity to premier amenities and employment centers.

The property currently holds Rural Residential zoning, but the seller has submitted a rezoning application and annexation request with the City of Durham to allow for multifamily development by-right. Additionally, Durham's new UDO zoning maps designates the subject property as Residential Mixed Use, allowing buildings up to three stories (45 feet). Furthermore, NCDOT has indicated positive support for right-in/right-out access from US 70 East, further enhancing development viability.

+/- 32.90 ACRES

QUICK CONNECTIVITY
TO RTP & BRIER CREEK

DIRECT ACCESS
VIA US 70

REZONING & ANNEXATION
IN-PROCESS

12 MINUTES
TO DOWNTOWN DURHAM

MUNICIPALITY

Durham County

ADDRESS

3102 E US 70 Hwy, 2123 Page Rd
Durham, NC 27703

DURHAM COUNTY PINS

0759449810 & 0759437948

ACREAGE

+/- 32.90 acres

ZONING

RR & CG (Rural Residential &
General Commercial)

DURHAM NEW UDO ZONING

Residential Mixed Use - 3 (RX-3)
& Residential Rural (R-B)

BY-RIGHT USES

Multifamily, BTR, Single Family*

ZONING OVERLAY

N/A

CURRENT USE

Vacant Land

UTILITIES

Available (Pump Station
Required)

PRICING

Call for Pricing

* By-right uses under the proposed New UDO zoning districts.

UNMATCHED ACCESS & NEARBY AMENITIES

FRONTAGE

ALONG US HWY 70

QUICK ACCESS

TO BRIER CREEK

CONVENIENT COMMUTE

TO RTP (55,000+ JOBS)

7 MINUTES

TO RDU INTL' AIRPORT

12 MINUTES

DOWNTOWN DURHAM



PAGEMORE SUBDIVISION
SALE PRICES: \$350K - \$585K+

TRIANGLE CHURCH OF CHRIST

SUBJECT PROPERTY

DOWNTOWN DURHAM
12 MIN DRIVE

FUTURE POTENTIAL ACCESS VIA US 70

PAGE RD

US 70 (45,500 VPD)

LEESVILLE RD

PAGE RD EXT

DOWNTOWN RALEIGH
25 MIN DRIVE

BRIER CREEK

AN AMENITY RICH CORRIDOR

Strategically positioned at the intersection of Glenwood Avenue (US 70) and Interstate 540, Brier Creek stands as one of the Triangle's most successful retail destination centers, seamlessly blending suburban appeal with urban amenities. This mixed-use hub provides residents and visitors with diverse residential, retail, and entertainment options and also features outdoor recreation at Brier Creek Country Club. Additionally, the area has been selected as the future home of Swing Pickleball and Racquet Club, which will feature Wilson Brand's North America racket innovation hub.

Brier Creek anchors the community's vibrant retail landscape, featuring major brands including Target, BJ's Wholesale Club, and an impressive array of restaurants ranging from casual dining to upscale establishments. The shopping district continues to expand with specialty retailers, services, and entertainment options that draw visitors from across the greater Raleigh area. The area's appeal continues to drive significant institutional investment and development, making it one of the fastest-growing pockets in the RDU metro.

DRIVE TIME HIGHLIGHTS



4 MIN
to Harris Teeter



5 MIN
to Brier Creek



7 MIN
to RDU Airport



8 MIN
to I-40



12 MIN
to Downtown Durham

1-MILE RADIUS DEMOGRAPHIC HIGHLIGHTS

47.4%

POPULATION GROWTH
2010 - 2025

\$152,857

AVERAGE HOUSEHOLD
INCOME (2025)

148.5%

AVERAGE HOUSEHOLD
INCOME GROWTH (2010 - 2025)

36.6

MEDIAN AGE

DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION			
Estimated Population (2025)	6,660	49,102	110,516
Projected Population (2030)	7,467	52,971	116,530
Census Population (2010)	4,518	23,900	68,806
Growth 2010-2025	47.4%	105.4%	60.6%
HOUSEHOLDS			
Estimated Households (2025)	3,247	23,606	48,554
Projected Households (2030)	3,663	25,761	51,788
Census Households (2010)	2,017	10,888	28,077
Growth 2010-2025	60.9%	116.8%	72.9%
AVERAGE HOUSEHOLD INCOME			
Estimated Average Household Income (2025)	\$152,857	\$149,179	\$132,344
Projected Average Household Income (2030)	\$151,446	\$147,823	\$131,644
Census Average Household Income (2010)	\$61,510	\$77,823	\$70,299
Growth 2010-2025	148.5%	91.7%	88.3%
POPULATION OVERVIEW			
Median Age	36.6	37.6	35.8
College Degree	62.1%	61.4%	57.0%
White Collar Workers	77.30%	79.20%	77.20%
Unemployment Rate	2.0%	1.9%	2.2%

NORT
18 MI

ALEXAN
WAL
O2 F
STAR
PANER
WIN
CAROLINA
SU
COLD STON

SWING RACQUET
45-ACRE CAMP
TENNIS, PICKLEB
TABLE TENNIS F

ACCENT AT B
224 U
DELIVER

TH

- RETAIL
- RECREA
- HOTEL
- RESIDEN

H HILLS
N DRIVE

DER PLACE
LMART
FITNESS
BUCKS
A BREAD
GSTOP
ALE HOUSE
BWAY
NE CREAMERY

T + PADDLE
US WITH
BALL, AND
ACILITIES

THE CORNERS
AT BRIER CREEK
298 UNITS
DELIVERED: 2024

BRIER CREEK
UNITS
ED: 2024

E CORNERS AT BRIER CREEK
HARRIS TEETER
FIRST WATCH
ORANGETHEORY
TROPICAL SMOOTHIE
BAD DADDY'S BURGER

ITION
TIAL

DOWNTOWN RALEIGH
25 MIN DRIVE

HAMPTON BY HILTON
INN & SUITES
135 KEYS

EMBASSY SUITES
BY HILTON
173 KEYS

BRIER CREEK COMMONS
DICK'S SPORTING GOODS
PETSMART
BARNES & NOBLE
MICHAELS
GNC
SEPHORA
HOMEGOODS
ALPACA
CRUMBL
NOODLES & COMPANY
JIMMY JOHN'S
CARIBOU COFFEE
BRUEGGER'S BAGELS
JASON'S DELI

BEACON PARTNERS US. 70 AT BRIER CREEK
MIXED USE DEVELOPMENT

THE KEATON
264 UNITS
DELIVERED: 2024

THE WESTIN - RDU AIRPORT
236 KEYS

WILLIAM B. UMSTEAD
STATE PARK
5,442 ACRES

TARGET

LOWE'S
FOODS

FRANKIE'S
FUN PARK OF
RALEIGH

AVERA PLACE AT BRIER CREEK
125 UNITS
DELIVERED: 2002

AVALON BRIER CREEK
400 UNITS
UNDER CONSTRUCTION

US 70 / GLENWOOD AVE

THE KEATON
264 UNITS
DELIVERED: 2024

THE WESTIN - RDU AIRPORT
236 KEYS

WILLIAM B. UMSTEAD
STATE PARK
5,442 ACRES

BJ'S
WHOLESALE CLUB

BRIER CREEK
COUNTRY CLUB

PAGE RD EXT

SUBJECT PROPERTY

RALEIGH DURHAM
INTERNATIONAL AIRPORT

EXCHANGE AT BRIER CREEK
274 UNITS
DELIVERED: 2008

PORCHLIGHT BRIER CREEK - BTR
151 UNITS
DELIVERED: 2025

9200 EXCHANGE
108 UNITS
DELIVERED: 2020

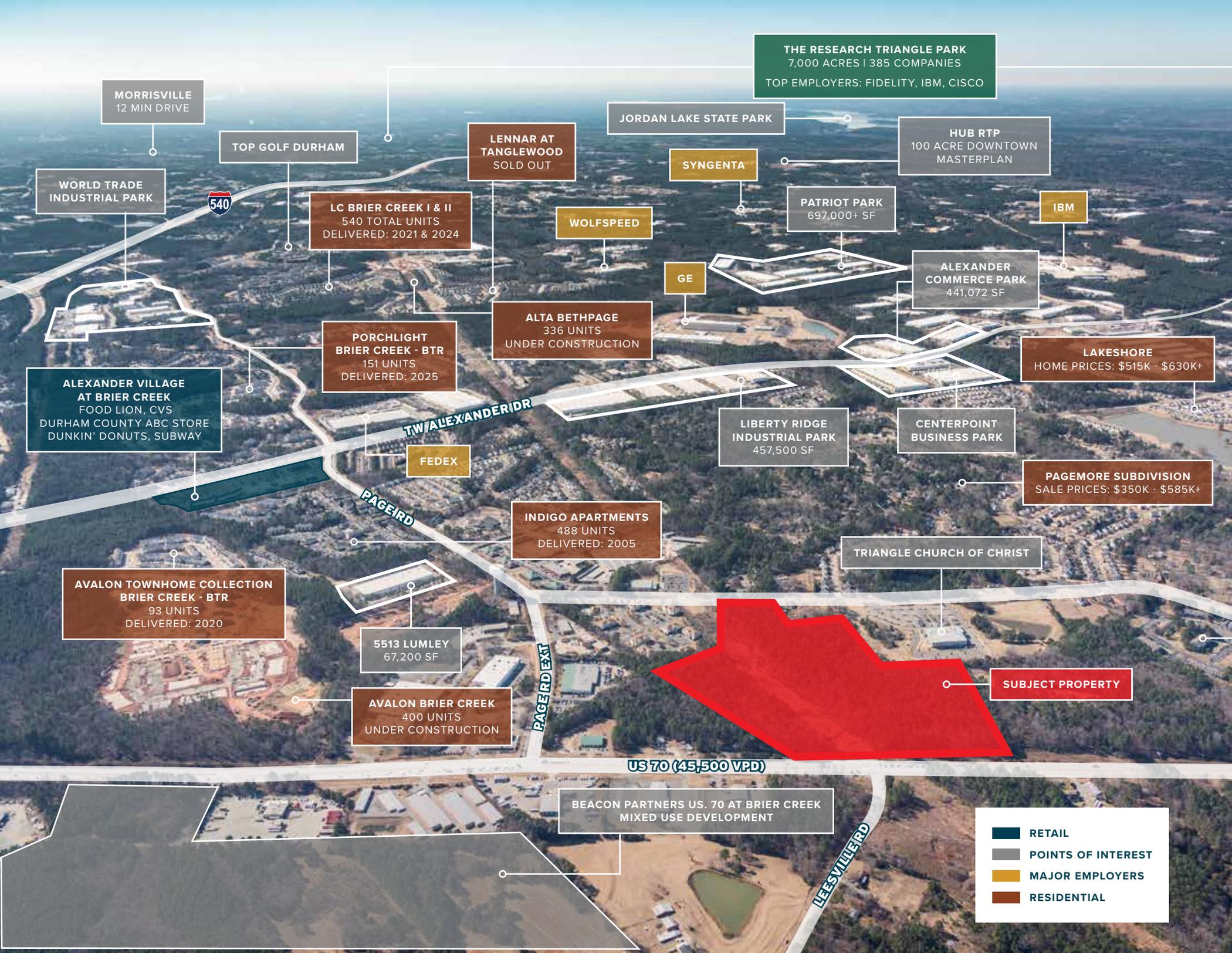
ALEXANDER VILLAGE AT BRIER CREEK
FOOD LION
CVS
DURHAM COUNTY ABC STORE
DUNKIN' DONUTS
SUBWAY

AVALON TOWNHOME
COLLECTION
BRIER CREEK - BTR
93 UNITS
DELIVERED: 2020

PAGEMORE SUBDIVISION
SALE PRICES: \$350K - \$585K+

TRIANGLE CHURCH
OF CHRIST

LEESVILLE RD



THE RESEARCH TRIANGLE PARK
7,000 ACRES | 385 COMPANIES
TOP EMPLOYERS: FIDELITY, IBM, CISCO

MORRISVILLE
12 MIN DRIVE

TOP GOLF DURHAM

JORDAN LAKE STATE PARK

HUB RTP
100 ACRE DOWNTOWN
MASTERPLAN

LENNAR AT TANGLEWOOD
SOLD OUT

SYNGENTA

WORLD TRADE INDUSTRIAL PARK

LC BRIER CREEK I & II
540 TOTAL UNITS
DELIVERED: 2021 & 2024

WOLFSPEED

PATRIOT PARK
697,000+ SF

IBM

ALEXANDER VILLAGE AT BRIER CREEK
FOOD LION, CVS
DURHAM COUNTY ABC STORE
DUNKIN' DONUTS, SUBWAY

PORCHLIGHT BRIER CREEK - BTR
151 UNITS
DELIVERED: 2025

ALTA BETHPAGE
336 UNITS
UNDER CONSTRUCTION

GE

ALEXANDER COMMERCE PARK
441,072 SF

LAKESHORE
HOME PRICES: \$515K - \$630K+

TW ALEXANDER DR

LIBERTY RIDGE INDUSTRIAL PARK
457,500 SF

CENTERPOINT BUSINESS PARK

FEDEX

PAGEMORE SUBDIVISION
SALE PRICES: \$350K - \$585K+

INDIGO APARTMENTS
488 UNITS
DELIVERED: 2005

TRIANGLE CHURCH OF CHRIST

AVALON TOWNHOME COLLECTION BRIER CREEK - BTR
93 UNITS
DELIVERED: 2020

5513 LUMLEY
67,200 SF

AVALON BRIER CREEK
400 UNITS
UNDER CONSTRUCTION

PAGE RD EXT

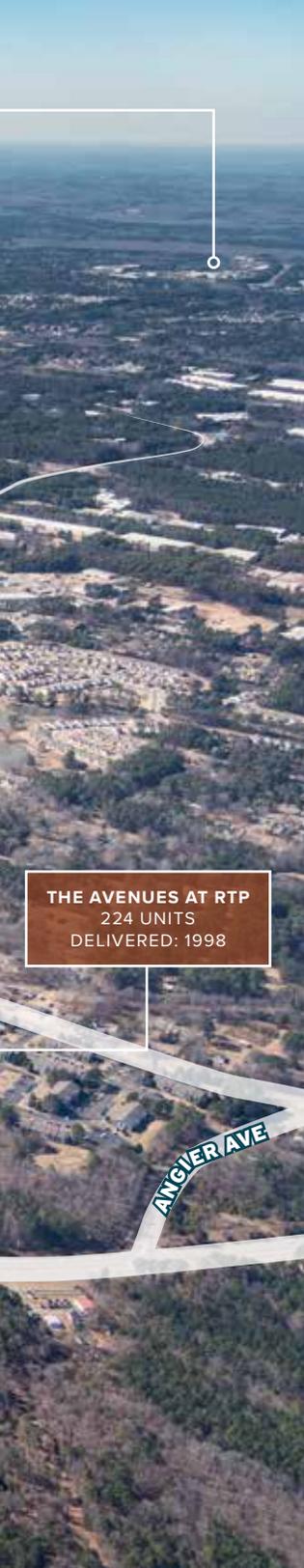
SUBJECT PROPERTY

US 70 (45,500 VPD)

BEACON PARTNERS US. 70 AT BRIER CREEK
MIXED USE DEVELOPMENT

LEE'SVILLE RD

- RETAIL
- POINTS OF INTEREST
- MAJOR EMPLOYERS
- RESIDENTIAL



ACCESS TO THE NATION'S PREMIER RESEARCH PARK

Founded in 1959 and located at the center of three Tier-1 research universities, Research Triangle Park is the largest high-technology research park in North America and North Carolina's premier global innovation center. Spanning 7,000 acres between Raleigh, Durham, and Chapel Hill, the park accommodates more than 385 companies in industries such as biotechnology, pharmaceuticals, information technology, and advanced manufacturing.

RTP's close proximity to leading research universities, including Duke University, UNC – Chapel Hill, and NC State University, fosters collaboration and innovation, driving research and development in various fields. The Park provides state-of-the-art facilities, networking opportunities, and a supportive environment for startups and established corporations alike. RTP's commitment to community engagement, sustainability, and educational initiatives further solidifies its position as a hub for innovation and a desirable destination for businesses, professionals, and researchers in the Research Triangle Region.

55,000+ JOBS

\$25.5 BILLION
IN ANNUAL
ECONOMIC IMPACT

7,000 ACRES

385 UNIQUE COMPANIES

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